

CONSULTATION RESPONSES	Supports	Objects	No objection or no comments	Comments	No reply
Community Council	✓				
Local member(s)					✓
Highways					✓
Public Protection				✓	
Natural Resources Wales		✓		✓	
Welsh Water				✓	
Contaminated land			✓		
Neighbours	1	2			

RELEVANT HISTORY	P/2020/0252 residential caravan refused P/2008/0750 Agricultural worker's dwelling refused 6/10/2008
-------------------------	---

PLANNING POLICY/CONSTRAINTS	YES	ACCEPTABLE	NOT ACCEPTABLE
Outside settlement	✓		✓
Inside settlement			
Conservation Area			
Listed Building/ setting			
Green Barrier			
Special Landscape Area	✓	✓	
Flood Risk			
Within Buffer Zone or affecting SAC*			
World Heritage Site			
AONB			
Other			

LOCAL PLANNING GUIDANCE	ACCEPTABLE	NOT ACCEPTABLE
13 Housing in countryside		✓
7 landscape	✓	

KEY ISSUES	Acceptable	Not Acceptable	Observations below	N/A
Residential Amenity	✓			
Design				✓
Highway safety	✓			
Parking				
Conservation/LB				✓
Ecology				
Trees				
Other				

The proposal remains contrary to policies on housing development in the countryside and no case has been put forward for an essential dwelling under policy H5 or TAN6.

RECOMMENDATION	
GRANT	
REFUSE	✓
S106	